



# ELM FARM BARN

Depden | Bury St. Edmunds | Suffolk



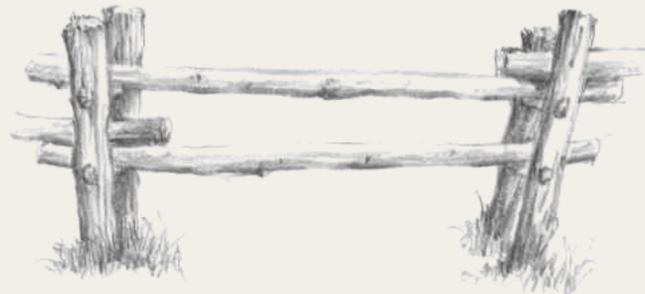


Spectacular kitchen with stunning views, stylish accent lighting, bank of ovens, wine cooler and substantial island incorporating breakfast bar with hobs and pop-up extractor fan

# ELM FARM BARN

DEPDEN | BURY ST. EDMUNDS | SUFFOLK

- Stylish owner-architect designed contemporary five bedroom 'New England' style barn & detached annexe
- Impressive vaulted dining hall with seductive cantilevered staircase
- Uplifting principal en-suite bedroom with dramatic feature window
- Luxuriously appointed en-suites & bathroom in marble
- Good news: pet friendly landlord & privacy blinds fitted throughout!
- Good location, highly convenient for commuting to historic Bury St. Edmunds & beyond for rail connections
- Spectacular kitchen with substantial island, array of appliances & separate utility
- South-facing garden room; low maintenance rear garden; brick built BBQ
- RAF Lakenheath & Mildenhall easily commutable within 35 mins
- Gated gravel entrance with extensive vehicular parking & double garage



## 'New England'-style barn with superior energy efficiencies, stunning views, stylish interiors and the ultimate detached Zoom home-working office space

Elm Farm Barn is situated along a shared farm track with far-reaching views, in a position of privacy and usefully located to facilitate the ideal commute. Newly-built to the highest specification with category A (scoring 92) energy efficiency ratings, the property has been designed in a 'New England'-style, constructed of Green Oak with feather edge timber cladding in a calming blue hue that complements the far-reaching atmospheric landscape views. A detached annexe provides the ultimate Zoom home office / bedroom space in addition to the four bedrooms in the principal house. Of particular note is the impressive vaulted dining hall with its seductive cantilevered staircase, double-height fenestration and glazed galleried landing; voluminous open-plan living room space ideal for entertaining; beautiful south-facing garden room with panoramic fenestration; spectacular accent lit kitchen/breakfast room with substantial island and large, exceptionally well-equipped adjoining utility room; uplifting vaulted main bedroom with its dramatic statement window that accentuates its lofty appeal; and luxuriously appointed shower facilities. In addition to plentiful storage throughout, there are two capacious attic rooms with skylights.

Approached via a gated gravel entrance with an extensive parking area and double garage. Pristine, low maintenance landscaping with expanse of lawn, terraced areas for entertaining and gated pathways. Enclosed fencing creates a good degree of privacy.

Weaver House is conveniently located equidistant (7.5 miles) between the historic Cathedral town of Bury St. Edmunds, to the north, and the historic wool town, Clare, to the south, within open countryside and the highest point in Suffolk. The world renowned University City of Cambridge is easily accessible as are RAF Lakenheath and Mildenhall. The village of Depden is spread out around one of the largest village greens in the UK totalling 40 acres. Arguably one of the best gastropubs in the vicinity – the *Queen's Head* in Hawkedon – is pleasant walk away. The nearby village of Wickhambrook benefits from many amenities including a petrol station, surgery, post office, store, two public houses and primary school. The surrounding countryside is ideal for rambling, cycling and riding. Refer to our Situation page to discover Suffolk.

# ACCOMMODATION

## WITH APPROXIMATE MEASUREMENTS

Elm Farm Barn is formerly the site of a Suffolk barn and now a country residence transformed by its owner-architect into an inspiring and stylish contemporary home that measures approximately 3317 ft<sup>2</sup> (308.2 m<sup>2</sup>) to include the detached annexe. Likely to suit a broad range of tenants, whether a temporary family home for those recently sold or professionals and our visiting USAF – all who seek country living.

## Ground Floor

### ENTRANCE HALL 11'1" x 5'2" (3.4m x 1.6m)

Glazed double doors with chrome details and matching up and down outdoor lighting open to a versatile boot room / entrance hall. Full length windows to front aspect far-reaching rural views. Door to Cloakroom and further set of glazed oak double doors to the Dining Hall. Recessed lighting. Limestone flooring.

### CLOAKROOM 6'10" x 5'10" (2.1m x 1.8m)

Window to front aspect. Wall hung low level wc. Wall hung basin. Extractor fan. Limestone flooring.

### OPEN-PLAN DINING HALL 19'0" x 14'5" (5.8m x 4.4m)

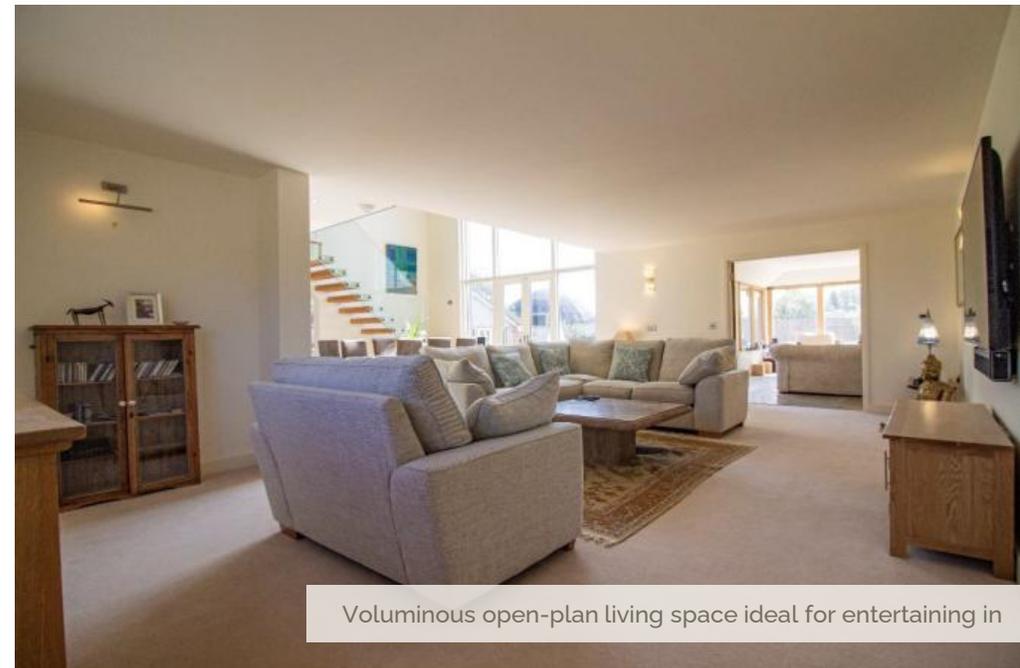
An impressive, light and spacious area that is instantly inviting with its double-height vaulted ceiling and substantial exposed green oak trusses. A cantilevered oak tread staircase defines the feel and flow of this beautiful interior. Spectacular expanse of south-facing fenestration 2.8m high x 3.3m wide with double doors to the sun terrace. Intimate dining space. Mix of recessed ceiling and up and down wall lights. Limestone floor.

### OPEN-PLAN SITTING ROOM 24'11" x 14'9" (7.6m x 4.5m)

A further voluminous light living space with a treble window with countryside view. Mix of wall lights, picture light and 5amp plug lights. High level TV point with Sky/Cable point. Carpeted floor. Oak doors through to:



South-facing open-plan hall with seductive glazed cantilever staircase



Voluminous open-plan living space ideal for entertaining in



#### **GARDEN ROOM 21'7" x 17'4" (8.5m x 5.3m)**

A beautiful light dual aspect south-facing space in which to relax with its expanse oversized panoramic green oak framed fenestration. Mix of dimmable recessed lighting and 5amp plug lights. Limestone floors. Glazed french doors to raised east sun terrace.

#### **OPEN-PLAN KITCHEN / BREAKFAST ROOM 27'10" x 17'4" (8.5m x 5.3m)**

Walk into a spectacular and light open-plan dual aspect kitchen. Large green oak framed windows draw in east-facing views across the surrounding farmland. South-facing double doors open to sun terrace with a further full height double glazed to make the most of natural light. The bespoke fittings revolve around a substantial central island incorporating a L-shaped oak breakfast bar seating 5-6 persons. Adding real impact to this modern space is the designer kitchen with its signature minimalism, sleek lacquered high gloss mix of grey and white soft closing handleless integral J-Pull drawers. Extensively fitted with a range of wall and base units beneath 30mm thick granite work surfaces inset with pair of stainless steel sinks and mixer taps. Storage includes myriad of deep pan drawers, spice drawer, full-height cupboards with pull-out larder. High-quality integrated appliances include 18 bottle wine cooler, under counter fridge, 3x eye-level Neff ovens and 1x eye-level Neff combi microwave oven, Bosch dishwasher. The substantial island creates a useful preparation area with a 5 burner induction hob, 2 burner gas hob, Franke pop-up extractor and stainless steel vegetable sink with mixer tap. Mix of dimmable LED accent, recessed and stylish pendant lighting. High level TV point. Counter top USB ports. Limestone floor. Frosted four pane glazed oak door to:

#### **UTILITY ROOM 18'0" x 6'10" (5.50m x 2.10m)**

A large and exceptionally well-equipped dual aspect Utility room with window to front elevation and half glazed stable door leading to the east terrace and parking area. Plentiful storage includes grey gloss full height cupboards, 4-tier full height stainless steel rack shelving unit and drawers beneath a work surface comprising large Franke sink with mixer tap. Appliances include: Samsung American-style fridge/freezer plumbed for ice and water, 2x eye level washing machine points with wash bucket storage below. Recessed lighting. Limestone floor.

#### **PLANT ROOM 8'2" x 6'10" (2.5m x 2.1m)**

Housing water softener, internet hub, ADSL master socket with ADSL line and coaxial feeds to sitting room, kitchen and four bedrooms. Fuse boards. 6 zone underfloor heating manifold servicing Garden Room, Sitting Room, Dining Hall, Kitchen/Breakfast Room, Lobby/wc & Utility, Home Office / Bedroom 5. Water Storage tank. Control unit for Heat Pump monitored off-site. Limestone flooring.



The ultimate in home office work spaces / detached bedroom annexe

# First Floor

Large galleried landing area with feature glazed balustrade. Vaulted roofline with exposed oak trusses. Three built-in linen cupboards. Access to capacious attic rooms with skylights. Carpeted throughout.

## **BEDROOM ONE** 23'3" x 22'3" (7.09m x 6.8m)

A calming, airy and uplifting dual aspect space with its lofty vaulted ceiling of exposed oak trusses. The focal point is a large window with atmospheric uninterrupted views across the countryside and the perfect wildlife viewing platform. Triple window to south elevation. Array of six built-in wardrobes 4.6m long. Mix of up and down lighting and dimmable reading lights. TV point. Door to:

## **EN-SUITE SHOWER ROOM** 11'9" x 6'10" (3.6m x 2.1m)

Luxuriously appointed with window to front elevation and wall and floors clad in marble. Suite comprising walk-in Grohe rain shower with separate douche, wall-mounted wc, two ceramic basin with mixer taps set in Carrera marble vanity surface. Extractor fan. Backlit mirror. Heated towel rail.

## **BEDROOM TWO** 13'1" x 10'5" (4.0m x 3.2m)

Treble window to front elevation. Mix of recessed and up and down reading lights. Door to:

## **EN-SUITE SHOWER ROOM** 6'10" x 5'6" (2.1m x 1.7m)

Suite comprising walk-in rain shower, wall-mounted wc and basin with mixer tap. Extractor fan. Shaver point. Clad in marble floor and wall tiles. Exposed oak truss. Heated towel rail. Hatch to attic.

## **BEDROOM THREE** 12'5" x 12'1" (3.8m x 3.7m)

Window to south elevation. Mix of recessed and reading lights. High level TV point.

## **BEDROOM FOUR** 13'9" x 11'1" (4.2m x 3.4m)

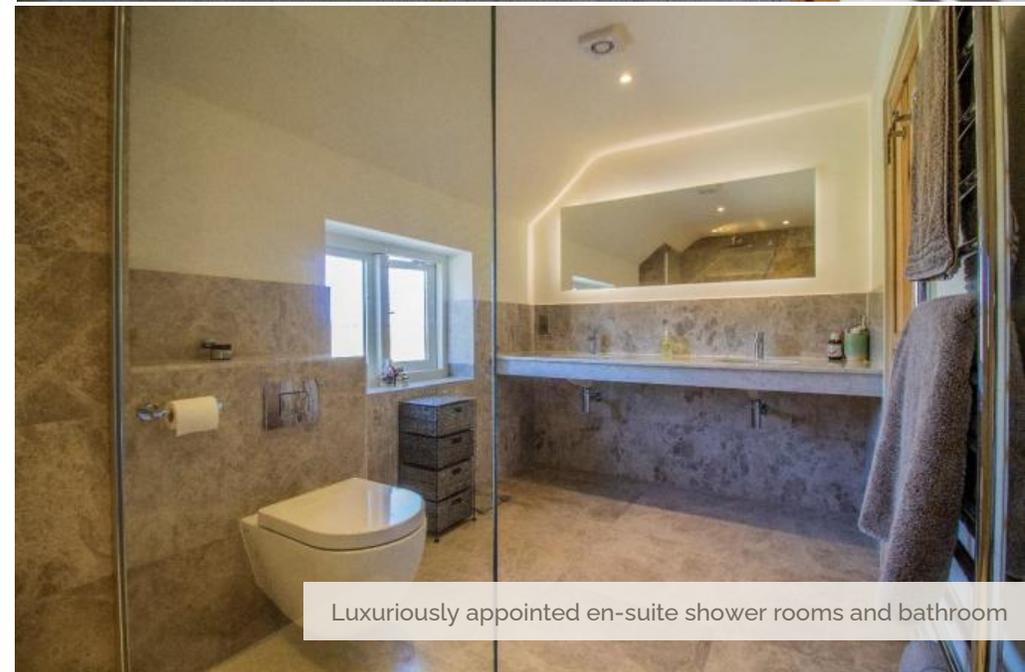
Window to south elevation. Mix of recessed and reading lights. High level TV point.

## **FAMILY BATHROOM** 11'1" x 6'10" (3.4m x 2.1m)

Sumptuous suite with window to front countryside aspect comprising oval free-standing bath with wall hung mixer tap, walk-in rain shower with separate douche, wall-mounted basin with mixer tap, wall-mounted wc. Clad in marble wall and floor tiles. Extractor fan. Exposed oak truss. Heated towel rail.



Calming vaulted principal bedroom with wow factor window



Luxuriously appointed en-suite shower rooms and bathroom

# Detached Annexe

**HOME OFFICE / BEDROOM FIVE** 19'8" x 12'0" (6.0m x 3.6m)

The ultimate home office for those all-important zoom conference calls. Double doors leading to west-facing terrace and four full height windows with vertical blinds.

## CLOAKROOM

Fitted with wall-mounted basin and wc. Limestone floor.

## Outside

The property is approached via a shared driveway that leads into a gated extensive gravel vehicular parking area with post and rail fencing. A double garage with pair of double doors 19'8" x 12'0" (6.0m x 3.6m) with slimline motion centre lights and attic storage built of a green oak frame. Pristine and low maintenance landscaping with expanse of lawn, three raised limestone terraces south and east-facing with a lower level west-facing terrace ideal for al fresco entertaining with its brick built chimney BBQ and pathways that wraparound the property. A high fence line to the rear creates a fully enclosed area ideal for pet owners and creates a good degree of privacy. Storage unit. 0.3 acre site.



Low maintenance large rear garden entirely enclosed with high fencing and brick built chimney BBQ



## DISCOVER SUFFOLK

Nearby Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

# SITUATION



(Bury St. Edmunds (A14))	7.5 miles
Newmarket	12 miles
Cambridge	28 miles
Ipswich	33 miles



*Suffolk Heritage Coast*  
Aldeburgh  
(1 hr / 60 miles)



*From Whittlesford Parkway Station*  
London Kings Cross  
(90 mins)  
London Liverpool Street  
(75 mins)



*From Depden*  
London Stansted Airport  
(51 mins / 42 miles)  
Cambridge International Airport  
(27 mins / 37 miles)  
RAF Lakenheath  
(33 mins / 18 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.  
Private includes: Culford School (3-18); South Lee School (2-13); Barnadiston Hall (3-13).  
State includes: Ickworth Park Primary School (5-11); King Edward VI School (11-18).  
University of Suffolk at West Suffolk College - Further Education.



# FLOORPLAN

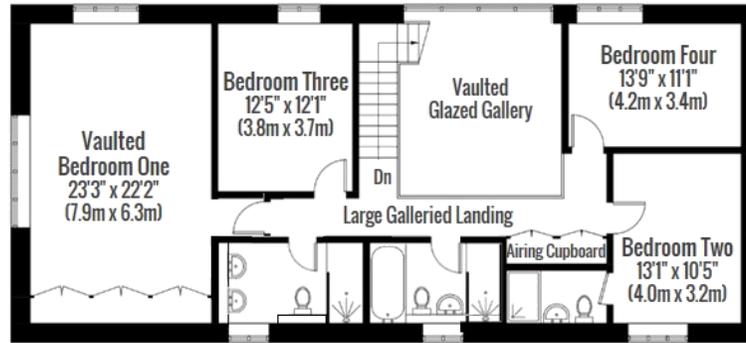
Main House (excluding Gallery)

= 2680 ft<sup>2</sup> (249 m<sup>2</sup>)

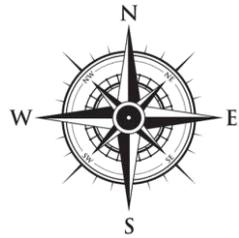
Annexe (including garage / office)

= 637 ft<sup>2</sup> (59.2 m<sup>2</sup>)

Total = 3317 ft<sup>2</sup> (308.2 m<sup>2</sup>)



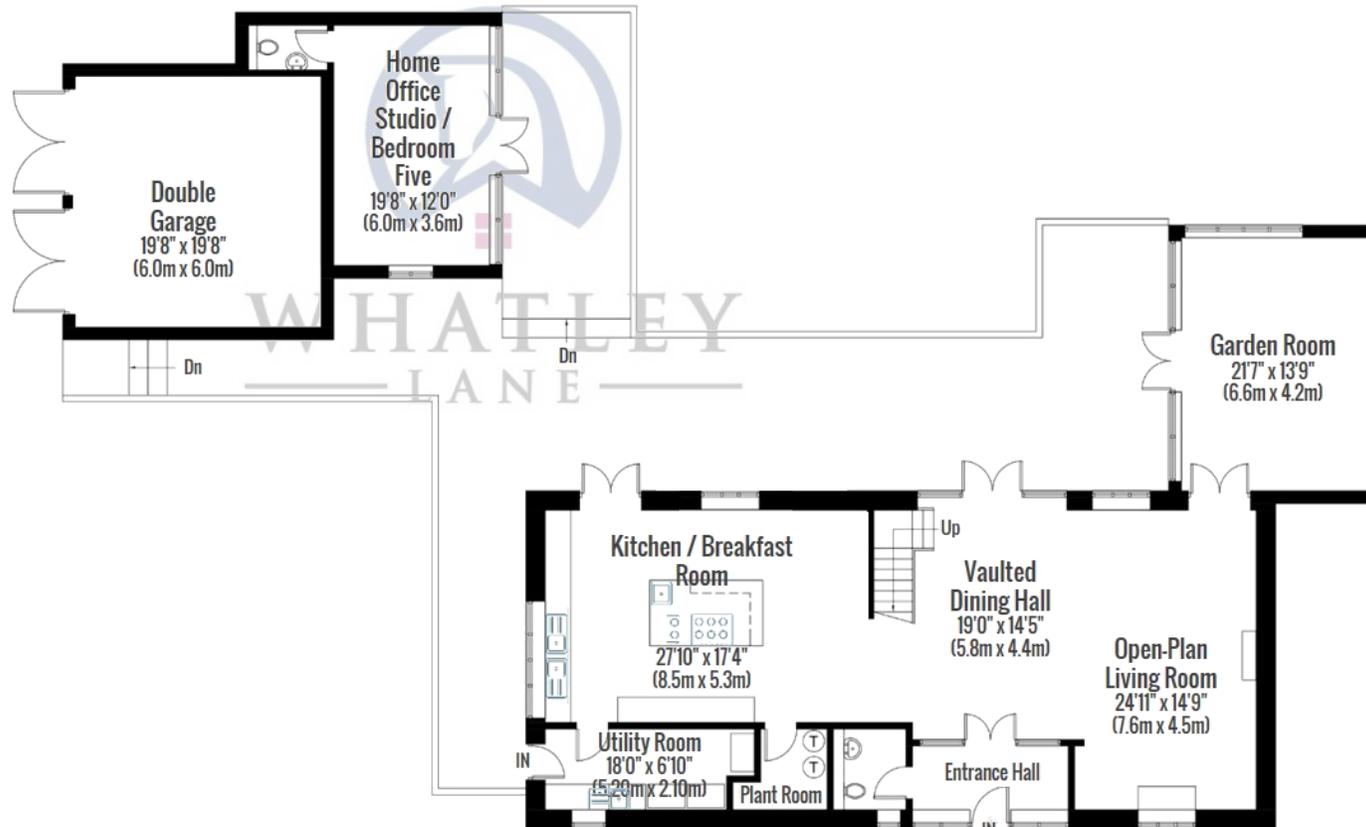
ELM FARM BARN - FIRST FLOOR



This plan is for layout guidance only.

Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst

every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



ELM FARM BARN - GROUND FLOOR



# GENERAL INFORMATION

## TENURE

The property is offered to rent and is available **01 March 2022**.

## SERVICE

Mains water, electricity. Air source heat pump serving underfloor and upper floor heating. Private drainage via Klargestar system.

Broadband internet enabled & wired for Sky / Cable on demand.

AGENT'S NOTE: none of these services have been tested.

## LOCAL AUTHORITY

St. Edmundsbury District Council (01284 763 233).

Tax band G – £3,058.28 (2021/22). *NB USAF personnel exempt.*

## VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's managing agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before viewing the property.

## DIRECTIONS (IP29 4BU):

**From London / Cambridge / Bury St. Edmunds** direction leave the M11 at junction 9 and take the A11 towards Newmarket. Continue on the A14 approaching Bury St. Edmunds. Exit the A14 at Junction 40, signposted 'Barrow'. Enter the village and continue through heading towards Hargrave. Continue through for approximately ¾ mile and turn left signposted 'Depden' passing Nethergate Wines on your left. Continue passing the village green on your right until reaching the junction with the A143. Turn right signposted 'Haverhill' and continue along for ¾ mile where Elm Farm Barn driveway can be found on the left hand side marked by our distinctive *To Let* board.

**From RAF Lakenheath / Mildenhall** follow the A1065 through Tuddenham Mill all the way to connect with the A14 at Junction 40 (continue as above).



Vaulted double-height open-plan living



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